

**16/52 Latham Street, Werribee, Vic 3030**



**Unit For Sale**

Tuesday, 19 March 2024

16/52 Latham Street, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 277 m2**

**Type: Unit**



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**\$360,000 - \$395,000**

Introducing 16/52 Latham Street, Werribee - the ideal opportunity for first-time buyers or astute investors seeking a low-maintenance property with great potential. One of the standout features of this property is its location within sought-after school districts, making it an attractive option for families. Residents will benefit from easy access to Bethany and West Grove Primary Schools, ensuring a quality education for children within walking distance. Close to the Werribee River and its gorgeous walking tracks beaming with wildlife. Riverbend Historical Park and the dog run park are also close by, while nearby amenities also entail Pacific Werribee Shopping Centre, Presidents Park, Eagle Stadium and the Werribee CBD with all its eateries, café's, services and retails options. As you step inside, you'll be greeted by a spacious living room that boasts abundant natural light and picturesque views of the parklands opposite the property. This creates a serene and peaceful atmosphere, perfect for relaxation and unwinding after a long day. This bright and airy home features three bedrooms, the master with a walk-in robe and the remaining equipped with built-in robes, offering ample storage space for all occupants. The bedrooms are conveniently serviced by a central bathroom, ensuring comfort and convenience for the entire household. The kitchen is a highlight of the home, offering generous bench space and modern stainless steel appliances. It seamlessly connects to a well-sized meals area. The outdoor undercover pergola area is perfect for outdoor dining, entertaining guests, or simply enjoying some fresh air and sunshine. Additional features of this property include ducted heating and split system cooling, ensuring year-round comfort regardless of the season. A single-car garage with direct access to the courtyard adds convenience and security to your daily routine and a garden shed for additional storage. Whether you're starting your homeownership journey or looking for a lucrative investment opportunity, 16/52 Latham Street, Werribee ticks all the boxes. Don't miss out on this chance to secure a low-maintenance property in a highly desirable location. Contact us today to arrange a viewing and see the potential this home has to offer.